

**Committee of the Whole Meeting**  
**Monday, November 24, 2008**  
**Minutes**  
**6:30 PM**  
**Town Hall, 10 N High Street**

**Call to order:** Mr. Deeds called the meeting to order at 6:33pm

<b><u>Roll Call:</u></b>	John Bender	Rick Deeds	Bruce Jarvis
	Bobbie Mershon	Victor Paini	Marilyn Rush-Ekelberry
	Leah Turner		

**Agenda Items:**

**Preservation Guidelines amendment recommended by the Landmarks Commission and the Planning & Zoning Commission – Allan Neimayer**

Planning and Zoning Commission as well as Landmarks Commission has been going over the guidelines to update them and make some changes. Mr. Neimayer noted some of the changes that are proposed.

1. Vinyl siding will not be permitted unless documentation can be made that other options were explored and are not available.
2. Preservation briefing was created to help the applicant know what criteria need to be submitted to the Commission.

Further discussion ensued regarding specific examples in the Village. Dr. Bender will sponsor this legislation.

**Commercial Development Standards as recommended by the Planning & Zoning Commission. - Allan Neimayer**

Mr. Neimayer presented a brief overview of the some of the standards.

1. Any building of 10,000 sq ft or less must have a pitched roof.
2. All buildings must have 4-sided architecture.
3. 80% of building materials must be natural
4. Limitations on lot coverage, adding green-space.
5. Build-to lines were varied.
6. Parking lot design is to be to the side or rear of the building.
7. Minimum and maximum parking spaces were established.
8. Parking separated into bays with larger landscape areas.
9. Use of bioswales.
10. Signage requirements were established.

See attached for full list of standards. Mr. Paini will sponsor this legislation in front of full Council.

Mr. Paini asked about requirements regarding abandoned sites. Mrs. Turner added that there should be some responsibility on the prior owner. Discussion ensued regarding setting up a fund for those situations. It was decided that Mr. Hollins will bring some examples and possibilities to address this issue back in front of Council in January.

### **Change to Zoning Code / Building Code as requested by Council regarding Apartments.**

Mr. Gary Webb made himself available to answer questions regarding firewalls between homes in multi-family housing. He stated that state and residential codes are state mandated and cannot be changed. There is the option of applying for a change to the code. If it is accepted, it will become part of the state wide code. Currently the code requires that there is a firewall between every two houses.

Mr. Jarvis asked if it was worth taking this issue to the state. He would like to have either a formal rejection or a state-wide acceptance. It was decided that Mr. Webb would begin the process for a change to the code to having a firewall between each residence and bring the response back to Council.

Mr. Strayer stated that there are two possibilities with changing the zoning code with regards to apartments.

1. Define an apartment versus condominium and then change the definition to state "multi-unit residential structures or condos". This would make current rental apartments non-conforming structures, or
2. Rezone the undeveloped properties from AR1 into PRD to give flexibility to Planning Commission and Council to set standards for the developments.

Mr. Jarvis asked if it was possible to split or sub-divide the AR1 classification into "AR1-A" (apartments) and "AR1-B" (condos). Discussion ensued. The Trevcor piece will be re-zoned to PRD and the AR1 will be split into sub-classifications. This re-zoning will go on Planning Commissions agenda for January 2009 and can be added later to a general Council meeting as old business.

### **Joint Economic Development District Proposal - Gene Hollins**

The issues in the JEDD discussion consist of thoughts that the JEDD will create a competitor to the county utilities, though this is unfounded. There is very little if any overlap with the County utility.

There is also the thought that the 2% income tax will be a disincentive for businesses to move into the area. This is also untrue, as there is plenty of development in the Canal Pointe area.

This proposal is a template which is being put in place to be used to create a JEDD, if and when, there is a request from a landowner. Should that occur, landowners can opt out by writing a letter stating they don't want to be part of it.

There will be a Joint Public Hearing with Pickerington for the JEDD on Tuesday, December 16<sup>th</sup>, 2008 at 100 Lockville Rd.

## **Concept Plans for Walnut Creek Park and James H. Kelley III Preserve**

- Matt Peoples

Maps of the concept plans for Walnut Creek Park and James H. Kelley III Preserve were presented on an overhead. See attached maps.

Walnut Creek Park will consist of...

- soccer/ multi-use fields
- parking lots
- Frisbee golf
- Tot lot w/ playground
- Water feature
- Future tennis courts
- Shelter house with restrooms
- Walking path

Mrs. Mershon asked if there was an area available for a dog park. Discussion ensued.

James H Kelley III Preserve will consist of...

- 8' wide walking path
- Gazebo
- Benches
- Sign

Mr. Deeds asked about widening Ashbrook Road and increasing parking in the area. Discussion ensued.

## **Winchester Circle (KCDG) Revised Preliminary Development Plan - Allan Neimayer**

A power point presentation was given by Mr. Neimayer outlining the preliminary development plan for Winchester Circle. See attached. Signage, out parcels and traffic flow were discussed. This preliminary plan could change when the end users are known.

Planning & Zoning has taken no action at this time. They are in agreement with the overall plan, but have issues with size of the signage. The Planning and Zoning Commission is recommending the applicants request for the revised preliminary development plan with conditions. Some of the conditions are as follows:

- Southwest corner of the parcel be landscaped more fully
- Landscaping be installed in the residential areas on the north side of Busey Road.
- End user of each out parcel shall submit a development plan for their parcel.

See attached for full list of conditions.

Mayor Ebert asked about the delivery truck traffic flow. Extension of Dove Parkway was discussed.

Mr. Deeds asked what Busey Road will become in the Violet Thoroughfare plan. Mr. Strayer noted that their thoroughfare plan is 15-20 years out and will eventually be a 3 lane road, but for now it will just have a right in / right out.

Mrs. Mershon asked about the volume of parking and questioned if it was all needed. Mr. Hollins noted that if this preliminary plan is approved by Council, any further development will stay within Planning and Zoning unless there is a great variance from the preliminary plan. When council is ready to approve the preliminary plan, it will need a sponsor.

Mr. Jarvis stated he is willing to sponsor the legislation, but has reservations about the amount of parking. Mr. Samir Kulkarni and Mr. Shree Kulkarni from KCDG spoke regarding the equation that they used to determine the need for that amount of parking spaces. Further discussion ensued.

#### **Impact Fees - Rick Deeds**

The park fee has not been raised in quite a while and could be looked at adjusting the amount to be more in line with surrounding communities. Also, impact fees do not have to be limited to use for Parks and Rec. There are communities that have impact fees for roadways and other items. Mr. Deeds wanted to bring these items up for discussion to see if there was any interest. Mr. Jarvis felt that it was just a new tax in a different form and wasn't supportive without specific needs presented. Mrs. Mershon stated that new businesses do take a toll on the roadway and the impact fee would be a way to take the burden of upkeep of those roads away from long term residents and put it on the businesses that are creating the impact. After further discussion, it was decided that an in-house study should be done by Ms. Osborn the issue of raising the park fee and the results should go forward to finance committee for further discussion.

#### **Other Business**

None at this time.

#### **Adjourn**

Dr. Bender moved to adjourn the meeting. Mrs. Mershon seconded the motion.

#### **VOTE:**

**AYES**

Dr. Bender, Mr. Deeds, Mrs. Mershon, Mr. Paini,  
Ms. Rush-Ekelberry, Mrs. Turner, Mr. Jarvis

**NAYS**

Motion carried. Time out 9:08PM

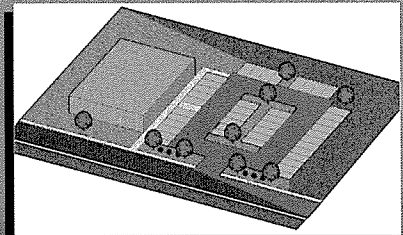
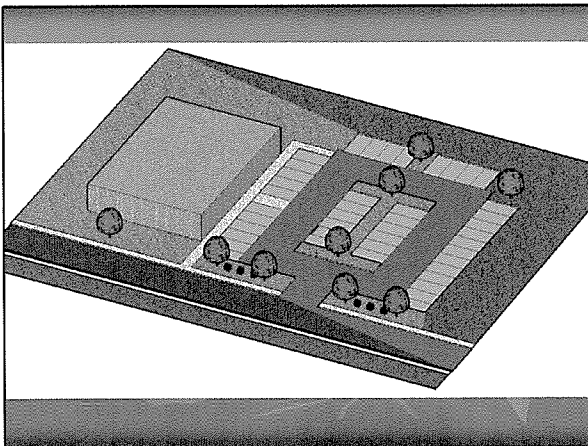
## Council Committee of the Whole Meeting

November 24, 2008

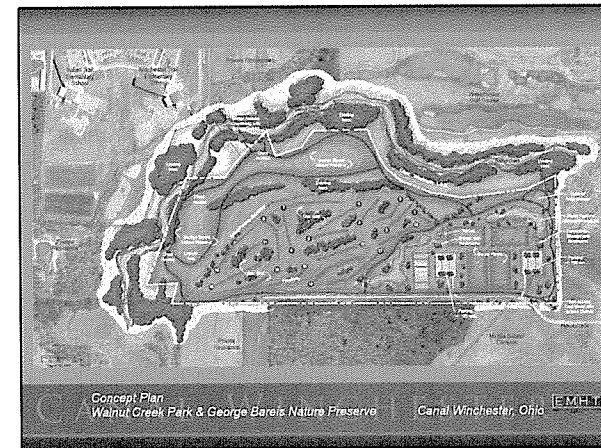
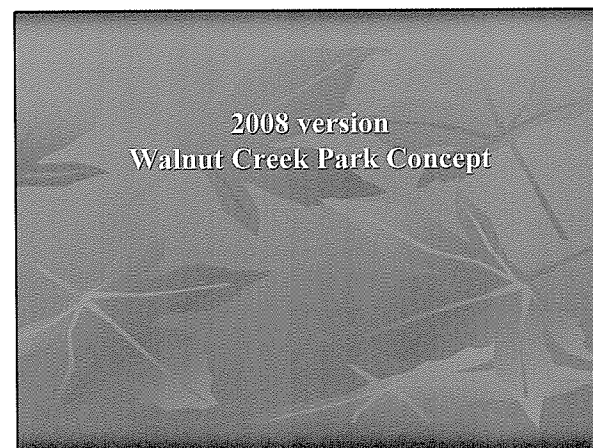
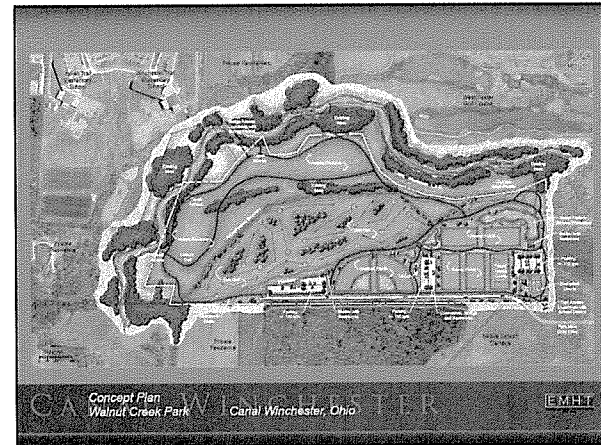
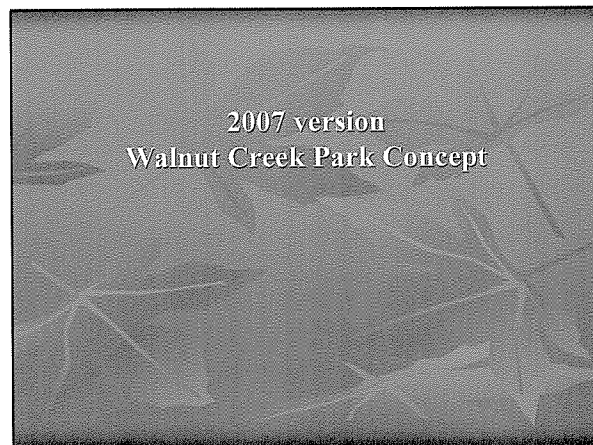
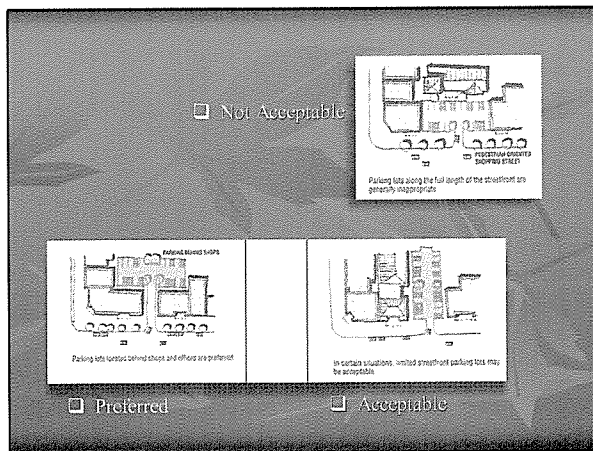
## Commercial Development Standards

- Goal: establish high quality site plan development desired by the community by regulating the design of individual non-residential developments and the site they are located on.

1. Standards
2. Four-Sided Architectural Requirements
3. Building Materials
4. Maximum Lot Coverage
5. Mechanical Equipment to be Screened
6. Massing and Setback
7. Parking Lot: design, lighting, location

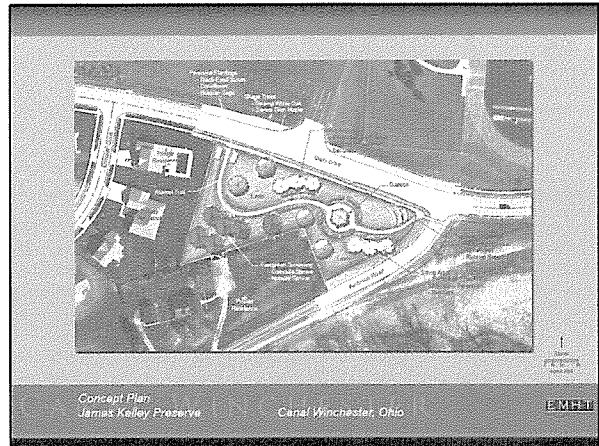


- Min and Max Requirements
- Parking Bay of 22 spaces
- Landscaped Tree Island: Shade Tree(s)
- Use of Bioswales: stormwater quantity & quality management





## James H. Kelley III Preserve Concept



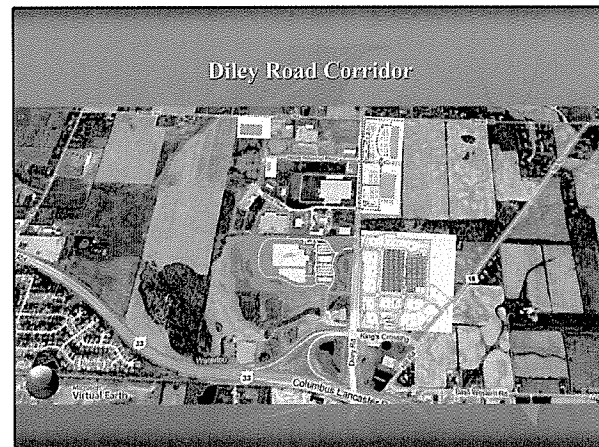
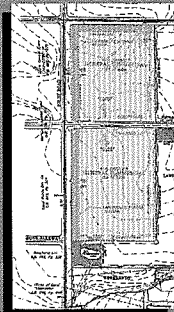
## Application #PDP-08-01 Winchester Circle

Property Owner: Shrimangeshi LLC  
Property Location: Southeast corner of Diley & Bussey roads  
Request: Preliminary Development Plan approval for a 37.5 acre commercial development



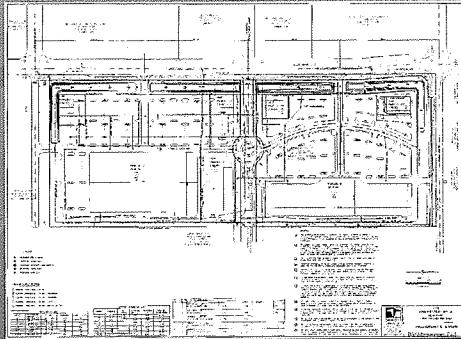
## Pifer Zoning 2001

- ❑ Zoning approved September 2001
- ❑ Permitted Uses: all permitted and conditional uses under NC, GC and SO, except for:
  - Commercial Kennels;
  - Automobile Parking, Dance Halls, Veterinarian and Animal Hospitals with outdoor boarding or running areas

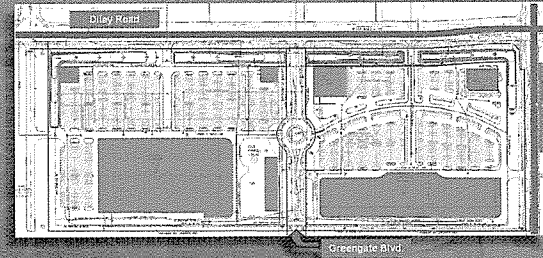


# Winchester Circle Revised Preliminary Plan

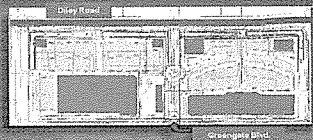
## Revised Preliminary Site Development Plan



## Revised Preliminary Site Development Plan

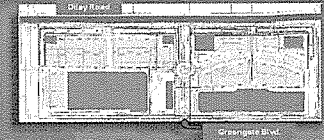


## Open Space (310' x 100')



Out Parcel	Acreage	Rain Garden	Code Req. (acres)	Provided (acres)	Percentage
A	14.56	1.96	2.91	3.54	24.3
B	12.16	2.28	2.43	3.93	32.3
C	0.52		0.10	0.02	3.8
D	1.0		0.20	0.28	28.0
E / F	2.14		0.43	0.42	19.6
G / H	1.99		0.40	0.19	9.5
I / J	1.58		0.32	0.10	6.3
<b>Total</b>	<b>33.95</b>		<b>6.79</b>	<b>8.48</b>	<b>24.98</b>
Greengate Blvd.	1.60		0.32	0.46	28.7

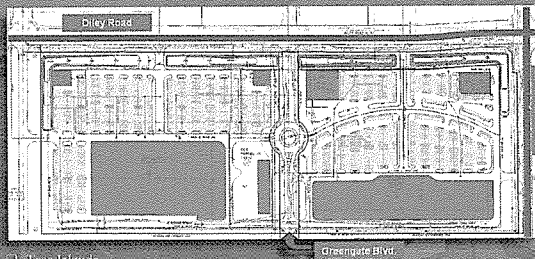
## Parking



Out Parcel	Sq. Ft.	Min. (Code)	Max (a) (CEDA)	Provided	Over/Under Max
A	180,752	363	723	673	-50
B	129,215	388	517	407	-110
C	5,360	12	21	48	+27
D	5,000	11	20	73	+53
E / F	16,999	35	68	94	+26
G / H	11,990	25	48	88	+40
I / J	10,000	21	40	30	-10
<b>Total</b>	<b>359,316</b>	<b>855</b>	<b>1,437</b>	<b>1,413</b>	<b>-24</b>

(a) Maximum parking ratio of 1 space per 250 sq. ft.

## Parking Lot Design



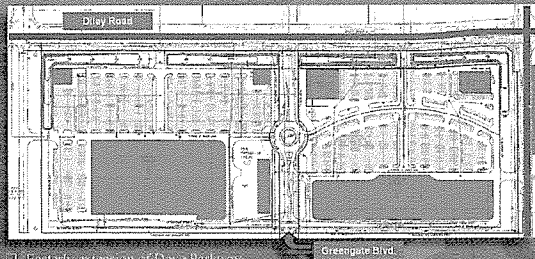
Tree Islands

## Traffic Study

- Update by Trans Associates
- Reviewed by EMH&T for Canal Winchester and Violet Township

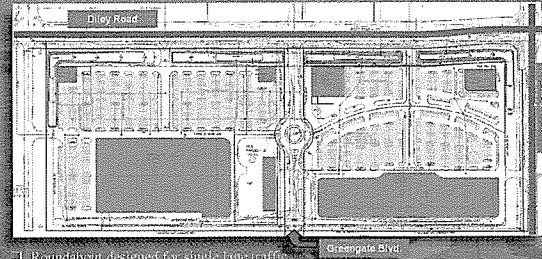


## Traffic Study



- ❑ Easterly extension of Dove Parkway
  - Modified pavement section
- ❑ Traffic lanes at Greengate Blvd. & Diley Road

## Traffic Study



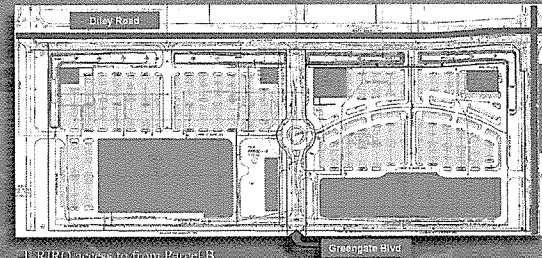
- ❑ Roundabout designed for single lane traffic
- ❑ Full access drive added at east end for service delivery
- ❑ Busey Road access has been moved east

## Landscaping of Busey Road Residential Properties



- ❑ Screen headlights of vehicles at the Busey Road access
- ❑ Landscape Architect work with village and township
- ❑ Legal document identifying landscaping and associated maintenance responsibilities

## Traffic Study

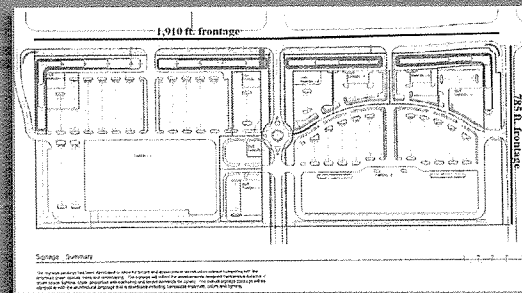


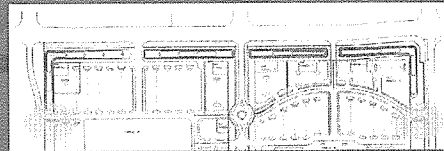
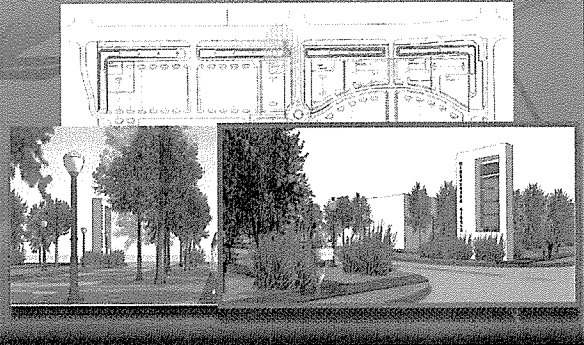
- ❑ RIRO access to/from Parcel B
  - Subject to further review: spacing concern with the roundabout
- ❑ RIRO access drives along Diley Road

## Zoning Text on Signage

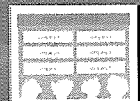
- ❑ Overall sign package to be submitted
- ❑ Shall follow design criteria of the Violet Pointe Plan

## Signage





The materials of the monument signage shall be compatible with the architecture.



- ☐ All signage information presented with this application has been for informational purpose only. No action was taken on any signage for this development. The current property owner or its successors or assigns will file the appropriate sign permit applications.


Zoning Code	Violent Home Standards
Comprehensive Use Sign	Individual Building
Max. 80 sq. ft. Max. 20 ft. height	Max. 50 sq. ft. Max. 10 ft. height

**Proposed for Winchester Circle**

**Monument Sign**  
 Each face - 800 sq. ft.  
 Overall height - 40 ft.  
 Signage limited to 80% of each face

**Out-Parcel (Diley Road) Signs**  
 Each face - 100 sq. ft.  
 Overall height - 8 ft.

**Ingress/Egress Signs**  
 Each face - 225 sq. ft.  
 Overall height - 12 ft.  
 Signage limited to 80% of each face



Height: 16 ft.  
Width: 14 ft.  
Display Area: 96 sq. ft.

Height: 28 ft.  
Width: 18 ft.  
Display Area: 185 sq. ft.

Height: 19 ft.  
Width: 13 ft.  
Display Area: 57 sq. ft.

### Planning and Zoning Commission Recommendation

Planning and Zoning Commission recommends the Applicant's request for revised Preliminary Development Plan approval (plan dated 10/24/08) be granted subject to the following conditions:

1. The current property owner, its successors and assigns of Parcel A agrees to landscape the southeast corner of the parcel when the abutting street (the extension of Dove Parkway) is further extended as may be directed by the Planning and Zoning Commission.
2. The current property, its successors and assigns agree to install landscaping on residential properties on the north side of Busey Road. An appropriate legal document identifying this landscaping and associated maintenance responsibility shall be recorded at the Fairfield County Recorder's Office. The developer's landscape architect shall work with village and township staff in preparing this plan.

### Planning and Zoning Commission Recommendation

3. Pedestrian crosswalks for all out parcels shall be concrete stamped crosswalks.
4. The end-user of each out parcel shall submit a photometric map for their specific project. All out parcels shall follow the same lighting pattern established in the preliminary development plan approval.
5. The end-user of each out parcel shall file a final development plan in accordance with Chapter 1173. The development standards of the Pifer Zoning Text dated September 17, 2001 remain in effect and, except where modified in the Winchester Circle text, are hereby incorporated with this preliminary development approval by reference.

### Planning and Zoning Commission Recommendation

6. All signage information presented with this application has been for information purpose only. No action was taken on any signage for this development. The current property owner, its successors and assigns will have to file the appropriate sign permit applications.
7. The lighting package will be patterned in height and style after the existing Melfer development at the corner of Diley Road and Kings Crossing.
8. The Violent Pomic Overlay District establishes a maximum building footprint of 100,000 sq. ft. for commercial/retail development. The final site plan will have to be revised accordingly. The end-user can file a variance application to this requirement.

### Revised Preliminary Site Development Plan

